

SECTION 9 - CAMPUS DEVELOPMENT OVERLAY

9.1 District

The Campus Development Overlay District shall comprise:

9.1.A. All land in the Town of Grafton now owned by Tufts University, the underlying zoning of which is the Office/Light Industry (OLI) District; comprising two parcels as follows:

Parcel 1 situated on the southerly side of Westboro Road, and bounded and described as follows:

NORTHWESTERLYby Westboro Road (Route 30) by several courses, together measuring about 4,440 feet;

NORTHEASTERLYby the Grafton-Westborough town line, about 1,600 feet;

NORTHERLYby the Grafton-Westborough town line, about 1,650 feet;

NORTHEASTERLY

AND NORTHERLYby land now or formerly of Glenn M. and Waldo E. Nichols by several courses, together measuring about 1,450 feet;

SOUTHEASTERLYby land now or formerly of Howard F. Houlden and Sandra L.Foy by several courses, together measuring about 2,690 feet;

WESTERLYby the same, about 226 feet;

SOUTHERLYby the same, by several courses, together measuring about 730 feet;

SOUTHWESTERLYby Willard Street, about 610 feet;

SOUTHERLYby a line crossing Willard Street, about 50 feet;

SOUTHEASTERLYby land now or formerly of Scott R. and Karen M. Goodspeed, Grafton Historical Society and Roger W. Robinson, et al., by several courses, together measuring about 1,760 feet;

SOUTHERLYby land now or formerly of Redio Bartolini, about 429 feet;

SOUTHWESTERLYby the same, about 610 feet;

SOUTHEASTERLYby the same, by several courses, together measuring about 674 feet;

NORTHEASTERLYby the same, by several courses, together measuring about 735 feet;

SOUTHERLYby land now or formerly of James M. and Alice Shea by several courses, together measuring about 770 feet;

EASTERLYby the same, by two courses, together measuring about 425 feet;

SOUTHEASTERLYby land now or formerly of John and Lucinda Markis by several courses, together measuring about 1,294 feet;

SOUTHWESTERLYby the same, about 244 feet, and by land or formerly of the Commonwealth of Massachusetts by several courses, together measuring about 3,630 feet; and

Parcel 2, situated on the northerly side of Westboro Road, and bounded and described as follows:

SOUTHEASTERLYby Westboro Road (Route 30), by several courses, together measuring about 3,071 feet;

EASTERLYby the Grafton-Westborough town line, about 870 feet; and

NORTHWESTERLYby land now or formerly of Consolidated Rail Corporation by several courses, together measuring about 3,385 feet; and

9.1.B. and in the Town of Grafton now owned by the Commonwealth of Massachusetts, the underlying zoning district of which is the Office/Light Industry (OLI) District; comprising a portion of Parcel 1 and all of Parcel 2 shown on a plan entitled "Land in Shrewsbury and, Grafton (Worcester Co.) MA, Surveyed For Commonwealth of Massachusetts, Office of Finance, Division of Capital Planning & Operations" dated March 18, 1992 by C.T. Male Associates, P.C., together bounded and described as follows:

SOUTHEASTERLYby land shown on said plan as of Conrail by several courses, together measuring 2,338.58 feet;

SOUTHWESTERLYby land shown on said plan as of Russell and owner not determined, by two courses, together measuring 2,050.72 feet;

NORTHWESTERLYby the Grafton-Shrewsbury town line by the portion of said Parcel 1 situated in Shrewsbury, about 2,465 feet;

NORTHEASTERLYby a way known as Woods Road, 169.13 feet;

EASTERLYby a way known as Pine Street by several courses, together measuring 1,243.82 feet; and

9.1.C. Such other land zoned Office/Light Industry (OLI) or Industrial (I), as shall be designated as included in the CDO District by two-thirds vote at a Town Meeting.

9.2 Applicability

9.2.A. The CDO District constitutes an overlay and does not abrogate the provisions of this by-law relating to the underlying zoning district. To that end, all uses and structures within the CDO District permitted by this Section 9 and pursuant to the procedures herein set forth shall be governed solely by the provisions of this Section 9, and any other uses and structures shall be governed solely by the provisions of this by-law relating to the underlying district in which such uses and structures are located; provided, however, that the provisions of Section 6 with respect to Flood Plain and of Section 7 with respect to Water Supply Protection shall remain applicable to all uses and structures.

9.2.B. In recognition of the provisions of Massachusetts General Laws, Chapter 40A, Section 3, with respect to non-profit educational institutions and the provisions of law and instruments of record affecting the land in Grafton now owned by Tufts University, the land now owned by Tufts University and situated in the CDO District shall be dealt with as a single parcel of land comprising multiple buildings and facilities; and Tufts University or its successors shall not be required to create, establish, accept or recognize the separation of any portions of said land into "lots" or by "lot lines" within the CDO District; provided, however, that nothing herein shall be deemed to abrogate or limit the right of Tufts University to create, establish, accept or recognize "lots" or "parcels" within the CDO District insofar as may be reasonably necessary for purposes of mortgage or bond indenture financing or leasing portions of such land.

9.3 Purposes

The purposes of the Campus Development Overlay District are to permit the establishment of well designed rural campus park developments in Industrial and Office/Light Industrial Zoning Districts through the use of master plans which provide for compatibility with nearby residential and commercial developments; encourage economic growth in the Town of Grafton through high quality mixed-use development by integrating educational and compatible commercial activities; to establish zoning regulations to encourage and set guidelines for such development while minimizing, to the extent possible, the adverse impact of development on the natural features of the CDO areas, including the overriding goal of protecting the Town's general water resources; and to encourage such mixed-use development by providing sites at and in the vicinity of an existing school of veterinary medicine for research, development and manufacturing other sciences, and for offices, administrative and support facilities and other commercial enterprises.

9.4 Permitted Uses

The following uses shall be permitted in the CDO District:

9.4.A All educational uses by non-profit educational institutions, including classrooms, hospital facilities, clinics, laboratories, research centers, auditoria, study halls, libraries, dormitories, housing for students, faculty and staff, fraternities and sororities, campus centers, book stores, athletic facilities, farming facilities, animal husbandry facilities, executive and administrative offices, staff offices, maintenance and service facilities, and all other elements and features associated with educational institutions;

9.4.B. (i) Research, development and manufacturing in the fields of biotechnology, medical, pharmaceutical, physical, biological, and behavioral sciences and technology; environmental sciences, toxicology, wildlife medicine, and genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition, and veterinary medicine, and (ii) research and development in the fields of Alternative energy and Renewable Energy, including the production of equipment, apparatus, machines and other devices for research, development, manufacturing and advance and practical application in any of such fields or areas described in clauses (i) and (ii) of this Section, and including offices, administrative and support facilities related to any of the foregoing activities.

9.4.C. Research and development in the field of computer technology, including the light manufacture, assembly and production of equipment, apparatus, machines and other devices for such field, and also including internet service providers, electronic data storage centers and similar back office operations, and including offices, administrative and support facilities related to any of the foregoing activities; (T.M. 5-15-02)

9.4.D. Commercial facilities reasonably required in connection with and in furtherance of any of the uses permitted under the preceding paragraphs (a), (b) and (c), including, without limitation, animal and veterinary hospitals and clinics, restaurant and other food service facilities (but excluding establishments selling food prepared for immediate consumption which is distributed to customers in whole or in part by means of automobile drive-up windows, counters or by prohibited), conference and convention facilities, hotel, motel and other housing accommodations, library, information and telecommunication services, and facilities for banking, postal and delivery services, day care and recreation; and

9.4.E. Facilities accessory to any of the foregoing, including water, sewage disposal, drainage, electric, telephone Alternative Energy, Renewable Energy and other utility services; roads, walks, paths, parking areas and structures, and lighting, directional signage and vehicular services therefore; grounds maintenance, snow plowing and open space protection; and all structures, equipment and facilities necessary to any thereof.

9.5 CDO Design Criteria and Guidelines

The intent of the Campus Development Overlay District is to provide for development in accordance with master plans which are based upon analysis of, and insofar as feasible, in conformity with the following design criteria and guidelines:

9.5.A. Overall unity of site design, including: logical and coordinated patterns for streets, ways and pedestrian paths; distributed open space, appropriate landscaping; aesthetic harmony of features including building architecture, street furniture and signage.

9.5.B. Preservation and integration into the design of open spaces, wetlands, specimen trees, agricultural areas and other features of environmental significance.

9.5.C. Drainage systems which protect and appropriately employ open spaces and wetlands, utilizing conduits, swales, streams, detention or retention ponds, oil, grease, and sedimentation traps, and other mitigative measures, as appropriate to the design, use and terrain.

9.5.D. Underground utilities, excepting existing above-ground sewer line and existing above-ground electric and telephone lines.

9.5.E. Compliance with all specific dimensional and design regulations set forth in Section 9.6.2 hereof.

9.5.F. Mitigation of the adverse effects of development on: traffic circulation and street capacity; air quality; noise (including that generated by traffic); storm water runoff on adjacent and downstream surface water bodies; flooding, erosion, sedimentation, changes in water tables; wildlife, wildlife habitat, rare or endangered plant or animal species; water supply, including adverse impacts on water aquifers and public water distribution system; and adverse effects of sewage disposal on ground water, aquifers, surface water and the municipal sewage system.

9.5.G. Compatibility with uses approved by the Town of abutting properties, including aesthetic compatibility; or appropriate separation and buffers from such abutting property by plantings or terrain.

9.5.H. Availability of public services, and impact on or contribution by the proposed development thereto, including: police and fire services, Town road maintenance, traffic control, solid waste disposal, and open space and recreational facilities.

9.5.I. Costs and benefits to the Town of Grafton, showing net benefits.

9.5.J. Facilities for meeting transportation needs, and planning for control and reduction of vehicle trips by means of ride-sharing, car-pooling, use of campus vans, and MBTA facilities, with respect to which the Planning Board may require an annual study and report to be made.

9.5.K. Organizational and managerial arrangements and documents pursuant to which the master plan will be implemented and common facilities will be maintained, including provisions for architectural review and control, enforcement of applicable restrictions, and the planning with respect to transportation and certification with respect to parking herein provided for.

9.6 CDO Special Regulations

9.6.6 Planning Procedures

9.6.1.1 Master Plan: With respect to each tract of land of 50 acres or more situated in the CDO District a master plan of the concept of development thereof shall be submitted to the Planning Board for its approval, and written notice of such submission shall be given to the Town Clerk. The Planning Board shall hold a public hearing on the proposed Master Plan within sixty-five days of submission thereof. Notice of the time and place of said hearing shall be given by the Planning Board at the expense of the applicant, not less than five days prior to such hearing, by publication in a newspaper of general circulation in Grafton. Each such master plan shall with respect to the tract of land included therein contain such plans, information, analyses and documents as shall be reasonably necessary to indicate the anticipated scope and intensity of development, size and location of structures, layout of streets and ways, impact thereof on the environment, municipal services and traffic, and

municipal costs, revenues and benefits, and shall insofar as reasonably feasible conform with the design criteria and guidelines set forth in Section 9.5 hereof. Any such master plan so filed with the Planning Board may be approved and adopted by a majority vote of the Planning Board and shall govern the development of the tract of land included therein, and shall be a public record. Such master plan may from time to time be proposed by an applicant to be modified and supplemented to bring it into conformity with changed circumstances, ongoing development within the CDO District, and information disclosed upon detailed study and engineering of particular development sites, and may be so changed or added to by majority vote of the Planning Board, which may in its discretion hold a public hearing, with notice given as above set forth, if it deems the proposed modification and supplementation to be substantial. When reviewing a master plan under 9.6.1.1, the applicant shall pay for reasonable costs of engineering and other professional services necessary to the Planning Board's review and approval of the applicant's master plan.

9.6.1.2 Applicant Submissions: Prior to application for a building permit for a use permitted in the CDO District the applicant shall submit a project plan to the Planning Board and shall give written notice of such submission to the Town Clerk. Such project plan, comprising site plan and project data, shall include such of the following as are appropriate to the particular project:

9.6.1.2.A. A map or maps prepared to a scale of not less than one (1) inch to eighty (80) feet showing: name and address of the applicant; scale and north point; location of the project site; general topography of the site; approximate location and dimensions of existing and proposed buildings; distance of proposed buildings to CDO District boundary if less than 200 feet; location of on-site utilities, existing or proposed easements, public and private rights-of-way, access roads; and plans for vehicular and pedestrian circulation, parking and loading.

9.6.1.2.B. Written statements by the applicant that the project for which a building permit is sought complies with (a) the applicable master plan as most recently approved by the Planning Board, (b) the uses permitted within the CDO District and (c) all requirements of Sections 9.6.2, 9.6.3, 9.6.4 and 9.6.5 hereof; together with such plans, information, analyses, computations and other data as are reasonably necessary to confirm such statements.

9.6.1.2.C. Application for endorsement of a plan subdivision approval-not-required or for approval of a subdivision plan if required.

9.6.1.2.D. A filing fee equal to (1) Two Hundred Dollars (\$200) plus Six Dollars (\$6) for each parking space required in relation to the application, or (2) if greater, the filing fee required pursuant to the Planning Board Rules and Regulations Governing the Subdivision of Land, if applicable; and in addition thereto the applicant shall pay for reasonable costs of engineering and other professional services necessary to the Planning Board's review and approval of the applicant's submissions under this Section 9.6-1.2.

9.6.1.3 Planning Board Action: Within sixty-six (66) days after the receipt of any submission pursuant to this Section 9.6.1, or such further time as may be agreed upon at the written request of the applicant, the Planning Board shall, by a majority thereof, make a determination as to whether or not the submission meets the requirements of Section 9. Written notice of any agreed upon extension of time shall be filed forthwith by the Planning Board with the Town Clerk. Prior to making such a determination, the Planning Board shall give notice of the time and place of public meeting at which it will consider such determination. Such notice shall be at the expense of the applicant and shall be made not less than five days prior to such meeting by publication in a newspaper of general circulation in Grafton. Upon making such a determination the Planning Board shall within twenty-one (21) days thereafter certify its determination in writing to the Town Clerk, the Inspector of Buildings and the submitting applicant. If the Planning Board determines that the submission does not meet such requirements, it shall in its justification thereof set forth the respects, specified in reasonable detail, in which the Planning Board deems the submission not to comply with such requirements. If the applicant shall supplement or modify the submission so as to comply and conform with the specifications so stated by the Planning Board, then the Planning Board shall certify to the Town Clerk, the Inspector of Buildings, and the submitting applicant its determination that the submission does meet the requirements of Section 9. Failure of the Planning Board to make a determination with respect to any submission pursuant to this Section 9.6-1, or to certify such determination to the Town Clerk, within the applicable periods as herein provided, shall be deemed to be an approval of the submission, and the Town Clerk shall forthwith issue a certificate to that effect. In the absence of certification of approval the applicant shall have standing as a person aggrieved pursuant to applicable provisions of the Grafton Zoning Bylaw and Massachusetts General Laws Chapter 40A.

9.6.1.4 Duration of Approval: When a master plan submitted pursuant to Section 9.6.1.1 has been approved pursuant to Section 9.6.1.3, such master plan and the provisions of this Section 9 in effect at the time of submission thereof shall remain in effect and shall govern the development of the tract of land included in such master plan for the period of seven (7) years after the date of such approval.

9.6.2 Dimensional and Design Regulations

9.6.2.1 Lot Dimensions: Except with respect to the lands in the CDO District to-which the provisions of paragraph B of Section 9.2 are applicable, lots shall be required to comply with the following dimensional provisions:

9.6.2.1.A. Minimum lot area shall be one (1) acre and minimum lot frontage shall be one hundred (100) feet.

9.6.2.1.B. Minimum lot width shall be one hundred fifty (150) feet.

9.6.2.1.C. Minimum setbacks for lots shall be forty (40) feet for front yards and thirty five (35) feet for side and rear yards.

9.6.2.1.D. Within the area of a tract covered by a master plan submitted by an applicant, open space shall comprise at least twenty-five percent (25%) of the area of the tract

covered by the master plan, and the Planning Board may approve varying percentages of open space on individual lots, preserving the overall open space of twenty-five percent (25%) of the area of the tract.

9.6.2.1.E. Within the area of a tract covered by a master plan submitted by an applicant, the ratio of floor area of all existing and proposed buildings to the area of the tract (FAR) shall not exceed an average of 0.35, and the Planning Board may vary FARs on individual lots, preserving the average FAR of 0.35.

9.6.2.2 Height: No building shall exceed sixty (60) feet in height, except that spires, water tanks, communication towers, chimneys, exhaust stacks, flagpoles, mechanical penthouses and other structures normally built above the roof and not devoted to human occupancy may be erected to such heights as are necessary to accomplish the purpose they are normally intended to serve. The height of a building shall be the vertical distance measured from the mean finished grade of the ground adjoining the front of the building, as determined by the Inspector of Buildings, to the top of the structure of the highest occupied floor in the case of a flat roof, to the deck line of a mansard roof, and to the top of the plate of a gable, hip or gambrel roof. The Planning Board may, by a vote of at least four (4) members, each of whom is eligible to vote on the project, authorize deviation from strict compliance with the provision of this section in order to allow a maximum building height of up to 75 feet, allowing review and where such deviation is in keeping with the objectives of the zoning bylaw. *(NOTE: Preceding sentence added by T.M. 10-18-1999)*

9.6.2.3 Setback; Separation; Access: Except with respect to existing buildings and structures, setbacks, separation of buildings and accessibility of fire safety vehicles shall be provided as follows:

9.6.2.3.A. Setbacks:

- 9.6.2.3.A.1.** from sideline of a public street or a way approved under the subdivision control law - 50 feet;
- 9.6.2.3.A.2.** from CDO boundaries at the Grafton-Westborough town line and the Grafton-Shrewsbury town line - 0 feet;
- 9.6.2.3.A.3.** from land of Consolidated Rail Corporation - 15 feet;
- 9.6.2.3.A.4.** from the westerly boundary of land now of Tufts University at land now of the Commonwealth of Massachusetts - 50 feet;
- 9.6.2.3.A.5.** from other CDO boundaries which are not adjacent to residentially used lands - 50 feet; and
- 9.6.2.3.A.6.** from all other CDO boundaries - 200 feet, provided that the Planning Board may in appropriate circumstances reduce the setback to not less than 50 feet.

9.6.2.3.B. Building Separation: the minimum distance between all freestanding buildings shall be at least 20 feet, free of any obstruction which would interfere with the passage of a fire-safety vehicle.

9.6.2.3.C. Accessibility: Every building shall have adjacent thereto an area free of obstructions and accessible to and capable of supporting a fire safety vehicle.

9.6.2.4 Ground Coverage: Within the CDO District ground coverage by buildings and other structures shall, upon each application for a building permit, be measured either (a) with respect to the lot, if any, specified in the application for a building permit, or (b) in the absence of a lot pursuant to provisions of paragraph B in Section 9.2, with respect to a circle, the center of which is located at the center of the footprint of the proposed structure and the radius of which is one thousand (1000) feet. Within such lot or the portion of such circle lying in the CDO District the maximum coverage by existing and proposed buildings, structures, streets, paved parking areas, walks and other impervious materials shall not exceed sixty percent (60%).

9.6.2.5 Buffers/Landscaping: Landscape buffer zones shall be provided at the perimeter of the CDO District of minimum widths equal to the setbacks provided in paragraph A of Section 9.6.2.3. Landscaping shall be provided on the open space of each lot, as provided for in paragraph D of Section 9.6.2.1, and on at least thirty percent (30%) of the area of each circle provided for and defined in Section 9.6.2.4 within the CDO District. Landscaping shall consist of and may include trees, shrubs, flowers, grasses, crops and other agricultural vegetation, now or hereafter existing, wetlands, ponds and water ways, and where appropriate may include walls, fences and earthen berms. The design and layout of such landscaping shall take into account the natural characteristics of the property and its relationship to the uses of the property.

9.6.3 Ways/Parking/Loading/Drainage

9.6.3.1 Ways: The layout of streets and vehicular ways and pedestrian walkways shall be designed to meet the needs of circulation within and among the various uses in the CDO District, to coordinate with traffic patterns on existing public ways, and to provide for the safety and convenience of all users. Such layout and design shall comply with all applicable provisions of the Planning Board Rules and Regulations Governing the Subdivision of Land, except such as may be waived by the Planning Board upon request of an applicant.

9.6.3.2 Parking: Within the CDO District off-street parking shall be provided sufficient to serve the needs of the various uses, based upon the nature of the use and the number of persons occupying and using the facilities. To that end the minimum number of off-street parking spaces shall be determined as follows:

9.6.3.2.A. With respect to uses specified in paragraph (a) of Section 9.4, the educational institution conducting such uses shall provide parking sufficient for its faculty, staff, student body and visitors using the facilities within the CDO District, determined and certified as provided in paragraph (d) hereof, and shall require decals or permits for such parking.

The number of parking spaces provided shall be not less than the sum of the products of the number of persons in each of the categories specified below times the Parking Factor specified below for such category, to wit:

Category	Parking Factor
Faculty and Staff - full-time	1.0
Faculty and Staff - part-time	0.5
Students	0.8
Permitted Visitors	0.5

9.6.3.2.B. With respect to the research, development and manufacturing uses specified in paragraph (b) of Section 9.4, at the choice of the applicant, either (1) one and one half (1.5) spaces for each 1000 gross square feet of building floor area devoted to manufacturing uses and two (2) spaces for each 1000 gross square feet of building used for research and development uses; or (ii) one (1) space for each 2.0 persons included in the officers, staff and employees within the CDO District of each organization conducting such use, determined and certified as provided in paragraph (d) hereof, plus visitor spaces of one (1) additional space for each twenty-five (25) spaces so determined.

9.6.3.2.C. With respect to uses specified in paragraph (d) of Section 9.4 (T.M. 5-15-02):

- i. For restaurants open to the public, one (1) space for each three (3) seats and one (1) space for each two (2) employees on the shift of greatest employment.
- ii. For hotels, motels and other transient housing accommodations, one (1) space for each guest room or suite.
- iii. For other uses specified in said paragraph (d), at least one (1) space for each 0 employees and visitors, determined and certified as provided in paragraph (d) hereof.

9.6.3.2.D. Each institution or organization within the CDO District utilizing population-based minimum parking requirements hereunder, or a management or landlord entity acting for several of the same, shall annually, within sixty days after September 1 in each year, certify in writing to the Planning Board the number of persons involved and the number of parking spaces required pursuant to the foregoing provisions of this Section 9.6.3.2, and the number of parking spaces then actually in existence and serving such institutions and organizations. With respect to staff working on separate shifts, reasonable allocation thereof may be made between full-time and part-time staff. If and whenever such certification shall indicate a deficiency of parking spaces to meet the requirements of this Section 9.6.3.2, the certification shall be accompanied by a plan for correction thereof within the succeeding ten months, either by construction of

Reserve Parking Spaces, if any have been provided pursuant to paragraph (f) below, or by submission to the Planning Board for approval of an amendment of the master plan.

9.6.3.2.E. Parking areas shall be located so as to serve the uses to which they are related, and may be designed to serve more than one use or facility; shall be located and laid out so as to provide turning radii, sight lines, and separation from through traffic, consistent with public safety; shall be paved or, if approved by the Planning Board, surfaced with other non-dusting material; and shall, unless otherwise approved by the Planning Board, be striped with spaces of at least 8 1/2 feet width and 19 feet length. Access drives serving parking areas shall be at least twenty-four (24) feet wide for two-way traffic and/or fourteen (14) feet wide for one-way traffic.

9.6.3.2.F. Upon submission of a master plan to the Planning Board the Board may, based upon satisfactory documentation of special circumstances, permit a portion of the parking spaces required to be provided pursuant to the foregoing provisions to be designated as Reserve Parking Spaces. Not more than thirty percent (30%) of the required spaces shall be so designated. Reserve Parking Spaces shall be shown as such on the master plan, and may be excluded from immediate construction. Reserve Parking Spaces in addition to the spaces required pursuant to the foregoing provisions may also be shown on a master plan and utilized for temporary extra parking needs at the time of a conference, convention or special event.

9.6.3.3 Loading: Within the CDO District buildings having functions which require delivery of materials in trucks of gross vehicle weight of 60,000 pounds or more shall have at least one loading area for each 75,000 square feet of net floor area for which such delivery is required. Buildings or portions of buildings having functions which require delivery of materials in small size trucks, in smaller quantities or on infrequent occasions shall be served by appropriate smaller loading areas or facilities which are adapted to the particular need and consistent with pedestrian and vehicular traffic and safety.

9.6.3.4 Drainage: Within the CDO District drainage of streets, ways, parking areas, and of runoff from roofs of buildings and other impervious surfaces and all structures and facilities therefore, shall comply with all applicable provisions of the Planning Board Rules and Regulations Governing the Subdivision of Land, except as such as may be waived by the Planning Board upon request of an applicant. The drainage system shall be a mixed closed and open system, designed to recharge runoff by draining into vegetated uplands in preference to discharge into surface waters and wetlands; shall include detention or retention facilities to minimize temporary or localized flooding; and shall include facilities to remove oil, grease, and other contaminants from storm water discharge.

9.6.4 Signs: Within the CDO District signs shall be allowed as follows:

9.6.4.1 At each public street entrance to the CDO District a sign shall be permitted to identify the development as a whole. No such sign shall exceed three hundred (300) square feet in size nor eight (8) feet in height, nor be located less than twenty (20) feet from the street line.

9.6.4.2 At an appropriate location within the CDO map, shall be permitted to identify organizations and enterprises. With the approval of the Planning Board additional directory signs may be permitted. No such sign shall exceed three hundred (300) square feet in size, nor twelve (12) feet in height, nor shall any lettering thereon exceed eight (8) inches in height. If such sign includes a locator map, at least two adjacent parking spaces shall be provided.

9.6.4.3 Each principal building shall be permitted to have one identifying sign designating the names and/or logos of the organizations or enterprises occupying the same. No such sign shall exceed three hundred (300) square feet in size, nor twelve (12) feet in height nor be pole-mounted, but may be located in front of the building or mounted thereon.

9.6.4.4 Traffic direction and control signs as required or authorized by state and municipal officials having jurisdiction with respect thereto are permitted. Temporary to identify construction, financing, sale, leasing, pending tenancy and the like, with respect to buildings, or the occurrence of a special event, a hazard or a restriction or limitation of access or use.

9.6.4.5 No signs shall be moving or flashing, but may be illuminated by non-flashing, non-blinking lights.

9.6.5 Regulations: In order to implement the provisions of this Section 9, the Planning Board may, pursuant to provisions of applicable law, adopt and promulgate regulations, consistent with the provisions hereof, further specifying and defining: (a) the maps, studies, engineering data, analysis and other information to be submitted pursuant to Section 9.6.1 as part of a master plan or an applicant submission in relation to a building permit, (b) design criteria and guidelines in addition to those set forth in Sections 9.5, 9.6.2, 9.6.3 and 9.6.4, and (c) procedures for review and action by the Planning Board, provided that no special permit or site plan approval in the nature thereof shall be required for any educational use or other use related thereto as set forth in Section 9.4. (T.M. 10-19-92)